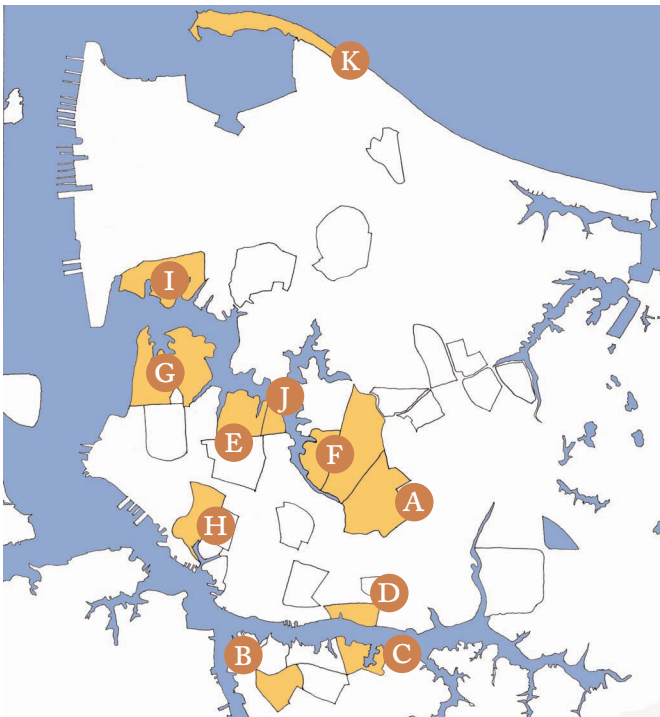


# Early-Twentieth-Century Neighborhoods



## Elements of Early-Twentieth-Century Neighborhoods

- Consistent network of concrete or asphalt streets
- Flagstone or concrete sidewalks
- Concrete curbs and driveways
- Mature street trees in wide verges
- Well landscaped front and side yards, with fences and hedges
- Houses in traditional architectural styles, with wider side yards
- Large lots with relatively deep front yards



Known as “streetcar suburbs,” twentieth-century neighborhoods developed just beyond Norfolk’s oldest neighborhoods. Lots are more generous than in older neighborhoods and the houses tend to be bigger as a result. Norfolk’s early-twentieth-century neighborhoods follow many of the same rules as the older neighborhoods but tend to have more picturesque and relaxed spatial qualities.

## Lot Patterns

### LOT SIZES

Most lots are between 40 to 65 feet wide and 100 to 120 feet deep. Corner lots may be 10 to 15 feet wider to allow wrapping porches and other architectural elements to address both streets.

### FRONT YARD SETBACK

The main bodies of the houses are set back up to 35 feet from the front property line. Porches extend up to 12 feet into the front yard. Bay windows extend up to 3 feet into the front yard.

### SIDE YARD SETBACK

Side yard setbacks total no less than 8 feet between buildings. Slip driveways and portes cochère (carriage porches) may require an additional 10 to 12 feet on one side of the house.

### SIDE STREET SETBACK

Houses on corner lots usually conform to the front yard setbacks of the adjacent houses on both streets.

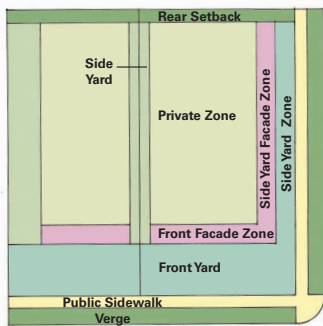
### GARAGES & ANCILLARY STRUCTURES

Garages are located at the rear of the lot with a narrow 8- to 10-foot-wide driveway leading from the street. Individual “carriage” doors are a distinctive mark of the carriage house or garage. Doors are often of painted wood with window lights or a patterned wood panel design.

## Streetscape Character

### STREETS

Twentieth-century streets have a slightly wider cross section than nineteenth-century streets, usually no more than 36 feet in width, with parallel parking on both sides.



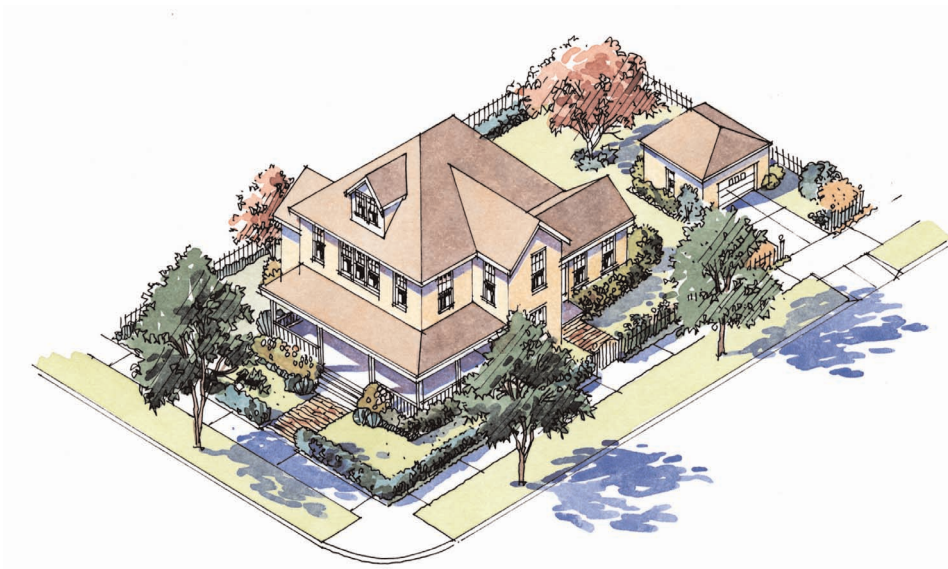
Analysis drawing of a typical twentieth-century house lot

## Early-Twentieth-Century Neighborhoods

- A Ballentine Place
- B Berkley/Beacon Light
- C Campostella Heights
- D Chesterfield Heights
- E Colonial Place
- F Lafayette/Winona/Fairmont Park
- G Larchmont/Edgewater
- H Loch Haven/North Meadowbrook
- I North Ghent
- J Riverview
- K Willoughby



North Ghent



Narrow one-way streets may ring small parks or other public spaces. These narrow streets usually have parallel parking on one side and a total cross section of 16 to 20 feet.

#### CURBS

Curbs are 6 to 8 inches tall and are made of concrete. Older concrete curbs may incorporate a steel angle to protect the curb edge from deterioration.

#### VERGES & STREET TREES

Verges or tree lawns may range from 3 to 7 feet in width. Street trees are generally spaced 25 to 30 feet on-center, and are normally centered in the verge strip.

#### SIDEWALKS

Early-twentieth-century neighborhoods frequently have sidewalks made of poured concrete. Sidewalks are 4 to 6 feet wide.

### Landscape Character

#### LIGHTING

Similar to those in nineteenth-century neighborhoods, street lights are relatively short, 10 to 14 feet tall, however they occur less frequently—approximately every 60 to 75 feet.

#### FENCING & GARDEN WALLS

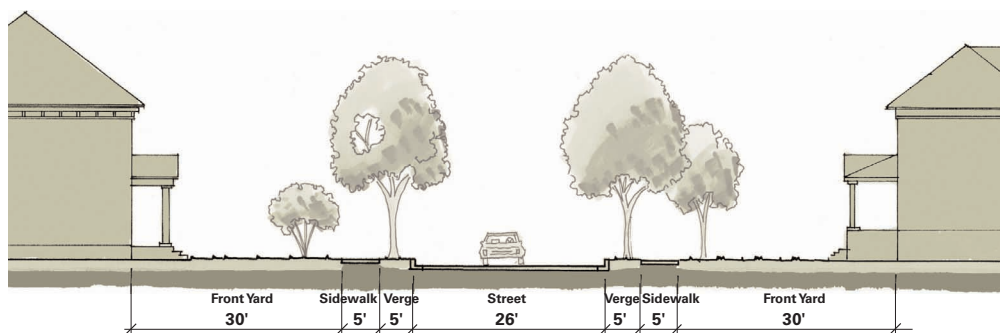
Fences and walls provide delineation between public and private space and are strongly recommended on corner lots and between houses. Garden walls may be built of brick, stone, wrought iron, or wood. Fence and wall designs are related to the design and period of the house. Some examples of fences and walls are illustrated in the Landscape Patterns section. Front yard fences are always low and relatively open to create a neighborly sense of place.

#### RETAINING WALLS & STEPS

Steps set in low retaining walls are often used to delineate public and semi-private realms. Retaining walls range from 12 to 18 inches tall and stairs never have more than three steps leading up to the yard. Low retaining walls are generally built of stone or brick capped with stone.

#### PLANTING

Landscaping may ring the house, creating a “skirt” at the base. Hedges, decorative trees and other low-story shrubbery create a series of “outside rooms” on the property.



A typical street section in North Ghent